

07-0 -1524

City Council
Atlanta, Georgia

AN ORDINANCE

BY: COUNCILMEMBER JOYCE SHEPHERD

Z-07-40

Date Filed: 7-16-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1623, 1619, 1615, 1609, 1603, 1599, 1595, 1589, 1585, 1579, 1575, 1573, 1569 and 1559 Langston Avenue, S.E.**, be changed from the R-4 (Single family Residential) District to the R4A (Single family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 121, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Description of Property
(Tracts 34-42 & 44-48)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), From the Point of Beginning thus established; proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 716.50 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed North 89°11'51" West for a distance of 104.43 feet to an iron pin found (1/2" re-bar); thence North 88°59'59" West for a distance of 15.00 feet to a point; thence South 89°14'48" West for a distance of 16.09 feet to an iron pin found (1/2" re-bar); thence North 27°39'46" West for a distance of 50.52 feet to an iron pin found (5/8" open top pipe); thence North 27°44'22" West for a distance of 49.56 feet to an iron pin found (3/4" crimped top pipe inside of 1" open top pipe); thence North 27°36'19" West for a distance of 347.80 feet to a point; thence North 80°33'59" East for a distance of 88.20 feet to a point; thence North 55°46'00" West for a distance of 82.50 feet to a point; thence North 15°55'43" East for a distance of 160.80 feet to a point; thence North 81°30'44" East for a distance of 16.00 feet to a point; thence North 09°54'36" East for a distance of 108.00 feet to a point on the southerly right-of-way line of Hood Drive (variable r/w); thence South 77°43'32" East along said southerly right-of-way line of Hood Drive for a distance of 100.70 feet to an iron pin found (1/2" crimped top pipe) on the westerly right-of-way line of Langston Avenue (50' r/w) and the Point of Beginning; Said tract or parcel containing 3.01922 acres or 131,517 Square feet.

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MAR 12 2000
BUREAU OF
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Description of Property
(Tract 34)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 316.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 50.00 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 81°48'04" West for a distance of 227.23 feet to a point; thence North 27°36'19" West for a distance of 50.00 feet to a point; thence North 81°08'57" East for a distance of 240.65 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.26092 of an acre or 11,366 square feet.

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Description of Property
(Tract 35)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), From the Point of Beginning thus established; proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 66.90 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 81°30'44" West for a distance of 132.20 feet to a point; thence North 09°54'36" East for a distance of 108.00 feet to a point on the southerly right-of-way line of Hood Drive (variable r/w); thence South 77°43'32" East along said southerly right-of-way line of Hood Drive for a distance of 100.70 feet to an iron pin found (1/2" crimped top pipe) on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.22607 of an acre or 9,848 square feet.



Description of Property
(Tract 36)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50'r/w) for a distance of 66.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 50.00 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 81°27'24" West for a distance of 173.89 feet to a point; thence North 15°55'43" East for a distance of 55.00 feet to a point; thence North 81°30'44" East for a distance of 148.20 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.18482 of an acre or 8,051 square feet.

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Description of Property
(Tract 37)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 116.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 50.00 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 81°24'58" West for a distance of 199.58 feet to a point; thence North 15°55'43" East for a distance of 55.00 feet to a point; thence North 81°27'24" East for a distance of 173.89 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.21427 of an acre or 9,333 square feet.

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Description of Property
(Tract 38)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 166.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 50.00 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 81°18'57" West for a distance of 219.13 feet to a point; thence North 55°46'00" West for a distance of 6.00 feet to a point; thence North 15°55'43" East for a distance of 50.80 feet to a point; thence North 81°24'58" East for a distance of 199.58 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.24412 of an acre or 10,634 square feet.

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Description of Property
(Tract 39)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 216.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 50.00 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 80°33'59" West for a distance of 165.90 feet to a point; thence North 55°46'00" West for a distance of 76.50 feet to a point; thence North 81°18'57" East for a distance of 219.13 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.22615 of an acre or 9,851 square feet.

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Description of Property
(Tract 40)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 266.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 50.00 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 81°08'57" West for a distance of 240.65 feet to a point; thence North 27°36'19" West for a distance of 50.00 feet to a point; thence North 80°33'59" East for a distance of 254.10 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.27648 of an acre or 12,043 square feet.

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Description of Property
(Tract 41)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 366.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 50.00 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 83°02'10" West for a distance of 214.53 feet to a point; thence North 27°36'19" West for a distance of 48.00 feet to a point; thence North 81°48'04" East for a distance of 227.23 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.24075 of an acre or 10,487 square feet.

1595 LANGSTON AVE
ATLANTA, GA 30316
1595



Description of Property
(Tract 42)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 416.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 50.00 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 83°53'52" West for a distance of 201.21 feet to a point; thence North 27°36'19" West for a distance of 50.00 feet to a point; thence North 83°02'10" East for a distance of 214.53 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.23011 of an acre or 10,024 square feet.

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Description of Property
(Tract 44)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 616.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 50.00 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 89°07'23" West for a distance of 148.77 feet to an iron pin found (5/8" open top pipe); thence North 27°44'22" West for a distance of 49.56 feet to an iron pin found (3/4" crimped top pipe inside of a 1" open top pipe); thence North 87°23'46" East for a distance of 161.69 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.16708 of an acre or 7,278 square feet.

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Description of Property
(Tract 45)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 466.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 50.00 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 84°52'54" West for a distance of 187.94 feet to a point; thence North 27°36'19" West for a distance of 50.00 feet to a point; thence North 83°53'52" East for a distance of 201.21 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.21456 of an acre or 9,346 square feet.

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Description of Property
(Tract 46)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 516.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 50.00 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 86°04'28" West for a distance of 174.81 feet to a point; thence North 27°36'19" West for a distance of 49.80 feet to a point; thence North 84°52'54" East for a distance of 187.94 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.19863 of an acre or 8,652 square feet.

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MAR 12 2001
FULTON COUNTY
CLERK OF SUPERIOR COURT

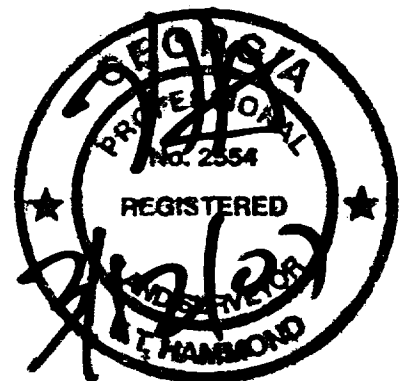


Description of Property
(Tract 47)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 566.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 50.00 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed South 87°23'46" West for a distance of 161.69 feet to an iron pin found (3/4" crimped top pipe inside of a 1" open top pipe); thence North 27°36'19" West for a distance of 50.00 feet to a point; thence North 86°04'28" East for a distance of 174.81 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.18347 of an acre or 7,992 square feet.

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Description of Property
(Tract 48)

All of that tract or parcel of land lying and being in Land Lot 121 of the 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at an iron pin found (1/2" crimped top pipe) at the intersection formed by the southerly right-of-way line of Hood Drive (variable r/w) and the westerly right-of-way line of Langston Avenue (50' r/w), and proceed South 11°52'32" East along the westerly right-of-way line of Langston Avenue (50' r/w) for a distance of 666.90 feet to the Point of Beginning; from the Point of Beginning thus established, continue along said westerly right-of-way line of Langston Avenue (50' r/w), South 11°52'32" East, a distance of 49.60 feet to a point; thence departing said westerly right-of-way line of Langston Avenue and proceed North 89°11'51" West for a distance of 104.43 feet to an iron pin found (1/2" re-bar); thence North 88°59'59" West for a distance of 15.00 feet to a point; thence South 89°14'48" West for a distance of 16.09 feet to an iron pin found (1/2" re-bar); thence North 27°39'46" West for a distance of 50.52 feet to a an iron pin found (5/8" open top pipe); thence North 89°07'23" East for a distance of 148.77 feet to a point on the westerly right-of-way line of Langston Avenue and the Point of Beginning; Said tract or parcel containing 0.15178 of an acre or 6,612 square feet.

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SHEET NO 14-136

